

1 BILL NO. R-89-07- 33

2 DECLARATORY RESOLUTION NO. R- 51-89

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
7 commonly known as 3326 ENGLE
8 ROAD, FORT WAYNE, INDIANA
9 46809 (DONALD W. ROOP AND
10 JOHN D. ROOP - R & C FENCE,
11 INC.).

12 WHEREAS, Petitioner has duly filed its petition dated
13 July 14, 1989, to have the following described property
14 designated and declared an "Economic Revitalization Area"
15 under Division 6, Article II, Chapter 2 of the Municipal Code
16 of the City of Fort Wayne, Indiana, of 1974, as amended, and
17 I.C. 6-1.1-12.1, to wit:

18 Part of the Southeast Quarter of the Southwest
19 Quarter of Section 16, Township 30 North, Range
20 12 East, Allen County, Indiana, in particular
21 described as follows to-wit:

22 Commencing on the South line of said Quarter
23 Section, as defined by the centerline of the
24 Engle Road at a point situated 717.5 feet West
25 of the South Quarter corner of said Section;
26 thence Northerly by a deflection right of 89
27 degrees 51 minutes from the Westerly projection
28 of said road centerline, parallel with and 296.0
29 feet West of the West line of a 4.69 Acre Tract
30 as recorded in Deed Record 519, page 37, a
31 distance of 606.06 feet to a pin found; thence
32 Northeasterly by a deflection right of 52
degrees 10 minutes also being parallel to the
centerline of the Norfolk & Western Railway, a
distance of 374.78 feet to a pin set on the West
line of said 4.69 Acre Tract; thence Southerly
on said West line of said 4.69 Acre Tract by a
deflection right of 127 degrees 50 minutes, a
distance of 836.71 feet to the centerline of the
Engle Road; thence Westerly on said centerline
of the Engle Road by deflection right of 90
degrees 09 minutes, a distance of 296.0 feet to
the point of beginning containing 4.902 Acres,
more or less.

Subject to the public road known as the Engle
Road upon and over the South 40 feet thereof.

33 said property more commonly known as 3326 Engle Road, Fort
34 Wayne, Indiana 46809.

35 WHEREAS, said project will create 15 additional
36 permanent jobs for a total additional annual payroll of
37 \$250,000.00, with the average new annual job salary being
38 \$16,666.00; and

1 WHEREAS, the total estimated project cost is
2 \$400,000.00; and

3 WHEREAS, it appears that said petition should be
4 processed to final determination in accordance with the
5 provisions of said Division 6.

6 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
7 THE CITY OF FORT WAYNE, INDIANA:

8 SECTION 1. That, subject to the requirements of
9 Section 6, below, the property hereinabove described is hereby
10 designated and declared an "Economic Revitalization Area"
11 under I.C. 6-1.1-12.1. Said designation shall begin upon the
12 effective date of the Confirming Resolution referred to in
13 Section 6 of this Resolution and shall continue for one (1)
14 year thereafter. Said designation shall terminate at the end
15 of that one-year period.

16 SECTION 2. That upon adoption of the Resolution:

17 (a) Said Resolution shall be filed with the Allen
18 County Assessor;

19 (b) Said Resolution shall be referred to the Committee
20 on Finance and shall also be referred to the
21 Department of Economic Development Requesting a
22 recommendation from said department concerning the
23 advisability of designating the above designated
24 area an "Economic Revitalization Area";

25 (c) Common Council shall publish notice in accordance
26 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
27 adoption and substance of this Resolution and
28 setting this designation as an "Economic
29 Revitalization Area" for public hearing;

30 (d) If this Resolution involves an area that has
31 already been designated an allocation area under
32 I.C. 36-7-14-39, then the Resolution shall be
referred to the Fort Wayne Redevelopment
Commission and said designation as an "Economic
Revitalization Area" shall not be finally approved

1 unless said Commission adopts a resolution
2 approving the petition.

3 SECTION 3. That, said designation of the hereinabove
4 described property as an "Economic Revitalization Area" shall
5 apply to a deduction of the assessed value of real estate.

6 SECTION 4. That the estimate of the number of
7 individuals that will be employed or whose employment will be
8 retained and the estimate of the annual salaries of those
9 individuals and the estimate of the value of the redevelopment
10 or rehabilitation, all contained in Petitioner's Statement of
11 Benefits, are reasonable and are benefits that can be
12 reasonably expected to result from the proposed described
13 redevelopment or rehabilitation.

14 SECTION 5. The current year approximate tax rates for
15 taxing units within the City would be:

16 (a) If the proposed development does not occur, the
17 approximate current year tax rates for this site
18 would be \$11.4948/\$100.

19 (b) If the proposed development does occur and no
20 deduction is granted, the approximate current year
21 tax rate for the site would be \$11.4948/\$100 (the
22 change would be negligible).

23 (c) If the proposed development occurs, and a
24 deduction percentage of fifty percent (50%) is
25 assumed, the approximate current year tax rate for
26 the site would be \$11.4948/\$100 (the change would
27 be negligible).

28 SECTION 6. That this Resolution shall be subject to
29 being confirmed, modified and confirmed or rescinded after
30 public hearing and receipt by Common Council of the above
31 described recommendations and resolution, if applicable.

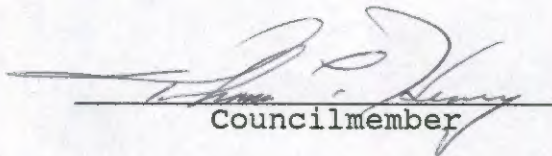
32 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
determined that the deduction from the assessed value of the
real property shall be for a period of ten (10) years.

SECTION 8. The benefits described in the Petitioner's

PAGE 4

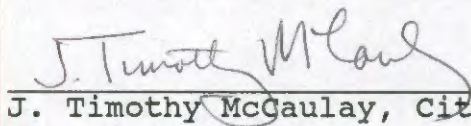
statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



J. Timothy McGaulay, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time by
title and referred to the Committee on _____ (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Conference Room 128, City-County Building,
Fort Wayne, Indiana, on _____, the _____, day
of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Jim Jones,
seconded by Jim Jones, and duly adopted, placed on its
passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BRADBURY	✓			
BURNS	✓			
EDMONDS	✓			
GIAQUINTA	✓			
HENRY	✓			
LONG	✓			
REDD	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 8-1-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. R-51-89
on the 1st day of August, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles B. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 2nd day of August, 1989,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 4th day of August,
1989, at the hour of 2:30 o'clock P.M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR



INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

RECEIVED
JUL 17 1989
ECONOMIC
DEVELOPMENT

Name of Designating Body City Council of Fort Wayne	County Allen
Name of Taxpayer Donald W. & Rosemarie Roop (R & C Fence, Inc.) John D. & Carolyn Roop	
Address of Taxpayer (Street, city, county) 3326 Engle Rd. Fort Wayne, IN (allen Co.)	ZIP Code 46804

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Same	Taxing District Wayne Township
--	-----------------------------------

Cost and description of real property improvements and / or new manufacturing equipment to be acquired:

12,000 sq. ft. building \$400,000

(Attach additional sheets if needed)	Estimated Starting Date 9-1-89	Estimated Completion Date 3-1-90
--------------------------------------	-----------------------------------	-------------------------------------

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
29	500,000	29	500,000	15	250,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	-0-	-0-		
Plus estimated values of proposed project	400,000	N/A		
Less: Values of any property being replaced				
Net estimated values upon completion of project	400,000			

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

Our current location is not large enough for our current needs. We need more space for warehousing and manufacturing, therefore we need to relocate to larger facilities.

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative <i>Donald W. Roop</i>	
Title President	Date of Signature 7-14-89	Telephone Number 744-2281

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 11.4948
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 11.4948
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
- 2) Installation of new manufacturing equipment ☐ Yes ☐ No
- 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 8-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	88%	80%
4th	65%	4th		50%	85%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Donald W. Roop and John D. Roop

Site Location: 3326 Engle Road

Fort Wayne, Indiana 46809

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Manufacturing, warehousing, and sales.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 12,000 sq. ft. building to house manufacturing area and warehouse.

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 400,000.00 Permanent Jobs Created: 15

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Project is taking place in the Enterprise Zone.

Staff Rad McPherson
Date 7-20-89

Director Mark D. Beiler
Date 7/20/89

RECEIVED
JUL 17 1989
ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Donald W. & Rosemarie Roop & John D. & Carolyn Roop
(R & C Fence, Inc.)

Address of Applicant's Principal Place of Business:

4822 Avondale Dr.

Fort Wayne, IN 46806

Phone Number of Applicant: (219) 744-2281

Street Address of Property Seeking Designation:

3326 Engle Rd.

Fort Wayne, IN

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> Z </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> </u>	<u> X </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> X </u>	<u> </u>

Will the project have ready access to City Water? X

Will the project have ready access to City Sewer? X

is any adverse environmental impact anticipated by
reason of operation of the proposed project? _____ X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?
Manufacturing, warehousing, and sales

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?
None

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land 11,548.00

Improvements N/A

Total 11,548.00

What was amount of Total Property Taxes owed during the immediate past year? 1104.23 for year 1988.

Give a brief description of the proposed improvements to be made to the real estate.

Construction of a 12,000 square foot building to house

manufacturing area and warehouse.

Cost of Improvements: \$ 400,000.00

Development Time Frame: six months

When will physical aspects of improvements begin? 9-1-89

When is completion expected? 3-1-90

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame: _____

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 29

How many permanent jobs will be created as a result of this project?
15

Anticipated time frame for reaching employment level stated above?
two years

Current annual payroll: 500,000.00

New additional annual payroll: 250,000.00

What is the nature of the new jobs to be created?

Welding, laborers, clerical, sales

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Property is located in an Enterprise Zone which is
targeted for development. It is in a blighted area
which we plan to develop.

In what Township is project site located? Wayne

In what Taxing District is project site located? Wayne Township

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Donald W. Roop

4822 Avondale Dr.

Fort Wayne, IN

Phone number of contact person (219) 744-2281

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Donald W. Roop
Signature of Applicant

7-14-89
Date

OFFICE OF **HOFER AND DAVIS, INC.**

CIVIL ENGINEERS & LAND SURVEYORS
FORT WAYNE, INDIANA

A. K. HOFER, P.E. No. 72
(1988) L.S. No. 10501

CARL A. HOFER, P.E. No. 7127
I.S. No. 11031

WILLIAM S. DAVIS, L.S. No. 30053
L.S. No. 18114 Michigan

This document is the record of a survey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated, all as below indicated in detail. Any exceptions or discrepancies are below noted.

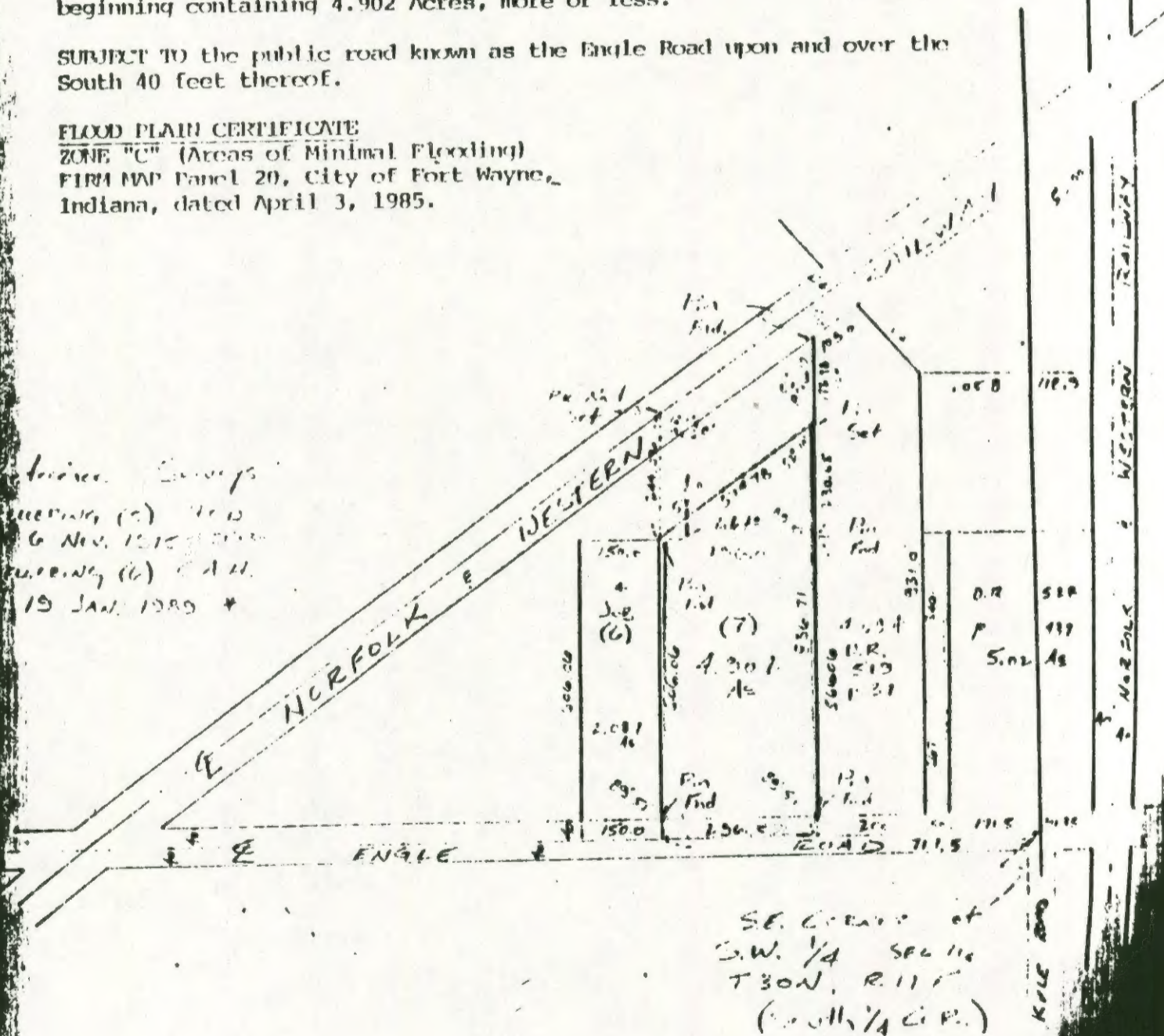
DESCRIPTION OF PROPERTY XXXXX Part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 30 North, Range 12 East, Allen County, Indiana, in particular described as follows to-wit:

Commencing on the South line of said Quarter Section, as defined by the centerline of the Engle Road at a point situated 717.5 feet West of the South Quarter corner of said Section; thence Northerly by a deflection right of 89 degrees 51 minutes from the Westerly projection of said road centerline, parallel with and 296.0 feet West of the West line of a 4.69 Acre Tract as recorded in Deed Record 519, page 37, a distance of 606.06 feet to a pin found; thence Northeasterly by a deflection right of 52 degrees 10 minutes also being parallel to the centerline of the Norfolk & Western Railway, a distance of 374.78 feet to a pin set on the West line of said 4.69 Acre Tract; thence Southerly on said West line of said 4.69 Acre Tract by a deflection right of 127 degrees 50 minutes, a distance of 836.71 feet to the centerline of the Engle Road; thence Westerly on said centerline of the Engle Road by deflection right of 90 degrees 09 minutes, a distance of 296.0 feet to the point of beginning containing 4.902 Acres, more or less.

SUBJECT TO the public road known as the Engle Road upon and over the South 40 feet thereof.

FLOOD PLAIN CERTIFICATE
ZONE "C" (Areas of Minimal Flooding)
FIRM MAP Panel 20, City of Fort Wayne,
Indiana, dated April 3, 1985.

Amended Survey
Survey (C) 1100
6 Nov. 1985
Survey (C) 1100
19 JAN. 1989 *



IN WITNESS WHEREOF, I, the undersigned,
do hereby certify that this 13TH day of JUNE, 1989

Michael W. Davis

BILL NO. R-89-07-33

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3326 ENGLE ROAD, FORT WAYNE, INDIANA 46809 (DONALD
W. ROOP AND JOHN D. ROOP - R & C FENCE, INC.)

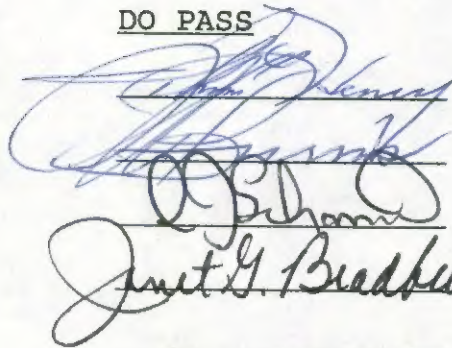
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC


The block contains several handwritten signatures in blue ink. The most prominent signature is 'Jim G. Bradbury' at the bottom. Above it are several other signatures, including one that appears to be 'Thomas C. Henry'.

DATED:

8-1-85

Sandra E. Kennedy
City Clerk